

Law Offices of
STALEY, PRESCOTT AND BALLMAN P. A.
Citizens Savings Building
Kensington, Maryland 20795
(301) 933-1234

TRUSTEES' SALE
OF
VALUABLE IMPROVED REAL ESTATE
Located in Frederick County, Maryland

Improved by Premises located at
Route 3, Box 228C, Penn Shop Road
Mt. Airy, Maryland 21771

By virtue of the power and authority contained in a Deed of Trust from Richard N. Trout and Ruth E. Trout, his wife, dated October 12, 1976, and recorded on October 14, 1976 among the Land Records for Frederick County, Maryland, to John B. Gaul, III, and Laurence R. Wagaman, Trustees, and the Deed of Substitute Appointment to Robert C. Maddox and B. George Ballman, Substituted Trustees, recorded on or about July 24, 1980, and upon default and request for sale, the undersigned Substituted Trustees will offer for sale, at public auction, in front of the main Courthouse door, Court Street, Frederick, Maryland, on Tuesday, August 12, 1980, at 10:00 a.m.:

All that property described in the said Deed of Trust as follows:

Lot 4, Section 1, CHESTER DAVIS SUBDIVISION according to the plat thereof recorded in Liber 936 at Folio 162 among the land records of Frederick County, Maryland.

The property is improved by a brick veneer and frame, three- (3) bedroom, two (2) bath, detached Rambler house consisting of six (6) rooms, including a foyer, family room, and a fireplace, plus a two-(2) car garage.

THE TERMS OF SALE

A deposit by cash or certified check or check acceptable to the Substituted Trustees in the amount of Three Thousand Dollars (\$3,000.00) will be required of the purchaser at the time of sale. The balance of the purchase price shall be paid in cash with interest at the rate of eight percent (8%) from the date of sale to the date of payment, payable within five (5) days after final ratification of the sale by the Court, otherwise the deposit herewith required shall be forfeited and the property resold at the risk and cost of the defaulting purchaser.

Adjustment of all taxes, public charges and special or irregular assessments will be made as of the date of the sale and thereafter be assumed by the purchaser.

Title examination, conveyancing, state revenue stamps, state and county transfer taxes, and all other costs incident to settlement are to be paid by the purchaser.

ROBERT C. MADDOX
B. GEORGE BALLMAN
Substituted Trustees